

**STATE PUBLIC WORKS BOARD**

915 L Street, Ninth Floor  
Sacramento, CA 95814-3701  
(916) 445-9694

**STATE PUBLIC WORKS BOARD**

October 8, 1999

**MINUTES****PRESENT:**

Ms. Annette Porini, Chief Deputy Director, Department of Finance  
Karen McGagin, Deputy Director, Department of General Services  
Jim Roberts, Chief Deputy Director, Department of Transportation  
Barbara Lloyd, Deputy Treasurer, State Treasurer's Office

**ABSENT:**

State Controllers Office

**ADVISORY MEMBER:**

Director, Employment Development Department

**LEGISLATIVE ADVISORS:**

Assembly Member Kevin Shelley  
Assembly Member Sally Havice  
Senator Richard G. Polanco  
Senator  
Senator

**STAFF PRESENT:**

James E. Tilton, Administrative Secretary, State Public Works Board  
Sue Bost, Assistant Administrative Secretary, State Public Works Board  
Karen Finn, Assistant Administrative Secretary, State Public Works Board  
Leyne Milstein, Budget Analyst, Department of Finance  
Peggy Palmertree, Executive Secretary, State Public Works Board

**OTHERS PRESENT:**

Christal Waters, Department of General Services, RESD, PMB  
Cheri Johnson, Department of General Services, RESD, PSB  
Jay Mark, Department of Justice  
Sharon Bunteri, Department of Justice  
Pat McKeever, Department of Corrections  
Steven Keck, Department of Forestry and Fire Protection  
Carol Chesbrough, CHFA

**CALL TO ORDER AND ROLL CALL:**

Ms. Porini, Chairperson, Chief Deputy Director, Department of Finance at 9:07 a.m called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES:**

Mr. Tilton reported staff had reviewed the September 10, 1999, minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of September 10, 1999, were unanimously approved.**

**BOND ISSUES:**

Mr. Tilton reported that there were four bond items.

Mr. Tilton reported the first bond item was for the Department of General Services, State Office Building at Butterfield Way, total estimated project cost of \$211,000,000 and that the resolution authorizes interim financing for the project

Mr. Tilton noted that staff recommends approval of the resolution.

**A motion was made by Mr. Roberts and seconded by Ms. Lloyd to approve Agenda Item #1 of the bonds calendar. The motion was unanimously adopted by a 4-0 vote.**

Mr. Tilton reported the second bond item was for the California Highway Patrol, East Los Angeles Area Office, with a total estimated project cost of \$7,597,000 and that the resolution authorizes interim financing for the project.

Mr. Tilton noted that staff recommends approval of the resolution.

**A motion was made by Ms. McGagin and seconded by Ms. Lloyd to approve Agenda Item #2 of the bonds calendar. The motion was unanimously adopted by a 4-0 vote.**

Mr. Tilton reported the third bond item was for Department of Forestry and Fire Protection, Various locations, with a total estimated costs for the projects is \$4,394,000 and that the resolution authorizes interim financing for the projects.

Mr. Tilton noted that staff recommends approval of the resolution.

**A motion was made by Mr. Roberts and seconded by Ms. Lloyd to approve Agenda Item #3 of the bonds calendar. The motion was unanimously adopted by a 4-0 vote.**

Mr. Tilton reported that the fourth bond item was for the Department of Veteran's Affairs, Chula Vista Veteran's Home, with a total estimated project cost of \$35,789,000. The bond sale will not exceed \$15 million and with an interest rate of 6.25 percent.

Mr. Tilton noted that staff recommends approval of the resolution.

**A motion was made by Ms. Lloyd and seconded by Ms. McGagin to approve Agenda Item #4 of the bonds calendar. The motion was unanimously adopted by a 4-0 vote.**

**ACTION ITEMS:**

Mr. Tilton reported there was one action item which STO and SCO needed to vote on, so the action items was moved. Item #23 was to adopt a resolution approving insurance requirements for bond issuances.

Ms. Lloyd noted the State Treasurer's Office did not have an opportunity to have the item formally reviewed by a rating agency to make sure that the State's ratings are maintained and that would occur at the time of the next applicable transaction.

Ms. Bost indicated that it would be the next step.

Mr. Tilton noted that staff recommends approval of the resolution.

**A motion was made by Mr. Roberts and seconded by Ms. McGagin to approve Agenda Item #23 of the action items. The motion was unanimously adopted by a 4-0 vote.**

**CONSENT CALENDAR:**

Mr. Tilton noted that the consent calendar included Items #5 through #22. Item #9, Department of General Services, California Youth Authority, Preston Youth Correctional Facility, Amador County, was being pulled from the agenda. It was inadvertently included in the agenda.

Mr. Tilton indicated that the revised consent calendar proposed six requests to approve resolutions authorizing site selection and acquisition, one request to approve an augmentation, one request to approve a resolution authorizing an expenditure from the Fairs and Exposition fund, one request to approve a resolution authorizing site selection an exchange of real property, eight requests for approval of preliminary plans, one request to recognize scope change, and one request to approve a reversion.

Mr. Tilton reported that there were two 20-day letters in the Members' packages: Item #15, University of California, San Francisco Campus, UC Hall Seismic Replacement, Mission Bay. The 20-day scope change letter was sent to the Legislature on September 17, 1999 without comment. Item #18, California Community Colleges, Lassen Community College District, Lassen College, Child Development Center. The 20-day scope change letter was sent to the Legislature on August 19, 1999 without comment.

Mr. Tilton noted that staff recommends approval of the revised Consent Calendar, Items #5 through #8 and #10 through #22.

**Ms. McGagin, and Seconded by Mr. Roberts to adopt the revised Consent Calendar and to approve Agenda Items #5 through #8 and #10 through #22 made a motion.**

**The revised consent calendar was adopted by a 3-0 vote.**

**REPORTABLES:**

Mr. Tilton indicated there were eight reportables.

**OTHER BUSINESS:**

Mr. Tilton noted there were no items of other business.

**NEXT MEETING:**

Ms. Tilton noted that the next PWB meeting is set for November 12, 1999 at 10:00 a.m., in Room 113

Having no further business, the meeting was adjourned at 9:15 a.m.

## **BOND ITEMS**

### **BOND – ITEM 1**

**DEPARTMENT OF GENERAL SERVICES (1760)  
STATE OFFICE BUILDING AT BUTTERFIELD WAY, SACRAMENTO**

*Authority: Section 14669.35 of the Government Code*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of General Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of General Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the Public Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:        \$211,000,000**

**APPROVED.**

## **BOND ITEMS**

### **STAFF ANALYSIS – ITEM 1**

Franchise Tax Board, Butterfield Way State Building, Sacramento

Action Requested

**The requested action will authorize interim financing for land acquisition, preliminary plans, working drawings, and construction of the project to be repaid from the proceeds of the sale of lease revenue bonds.**

### Scope Description

**This project is within scope.** As authorized through Government Code Section 14669.35 (Chapter 1152/96, as amended by Chapter 328/98), the scope of the project provides approximately 1,000,000 gross square feet of office and warehouse space adjacent to Franchise Tax Board's (FTB's) existing Phase I and Phase II facilities on Butterfield Drive. The project will also provide approximately 3,900 additional surface parking spaces. In addition, the project would renovate FTB Phases 1 and 2 and provide a new central plant that will serve the entire campus.

### Funding and Project Cost Verification

**This project is within cost.**

\$218,000,000    total estimated project cost

\$7,000,000        partial funding of land acquisition

\$211,000,000    debt-financed funding

### CEQA:

An Environmental Impact Report will be prepared for this project. CEQA compliance will be completed prior to approval of civil/site utilities preliminary plans.

### Project Schedule

**The project schedule is as follows:**

- Civil/Site Utilities:
  - Approve preliminary plans:    October 2000
  - Approve working drawings:    January 2001
  - Complete construction:        March 2002
- Building Core & Shell:
  - Approve preliminary plans:    January 2001
  - Approve working drawings:    October 2001
  - Complete construction:        November 2003
- Tenant Improvements:
  - Approve preliminary plans:    April 2002
  - Approve working drawings:    January 2003
  - Complete construction:        May 2004
- Renovation:
  - Approve preliminary plans:    August 2002
  - Approve working drawings:    March 2003
  - Complete construction:        August 2004

**Staff Recommendation:    Approve resolution.**

## **BOND ITEMS**

### **BOND – ITEM 2**

#### **CALIFORNIA HIGHWAY PATROL (2720) EAST LOS ANGELES AREA OFFICE, LOS ANGELES COUNTY**

*Authority: Chapter 50/99*

**a. Adopt a resolution to:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of a Facility Lease between the Department of the California Highway Patrol and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Site Lease between the Department of the California Highway Patrol and the State Public Works Board.
- (4) Authorize the use of interim financing, to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:       \$7,597,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 2

California Highway Patrol, East Los Angeles Area Office

#### Action Requested

**The requested action will adopt a resolution authorizing interim financing of \$7,597,000 to be repaid from the issuance of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The project provides for acquisition of fee simple interest in the California Highway Patrol Monterey Park Area Office through the exercise of a lease purchase option. The Monterey Park Area Office consists of an approximate 27,640 net usable sf office on approximately 3.67 acres.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 50/99, Item 2720-301-0660(1), provides \$7,597,000 for acquisition of fee simple interest and associated overhead for the California Highway Patrol Monterey Park Area Office, through the exercise of a lease purchase option. The facility has been in leasehold since January 1, 1995 with an expiration date of October 31, 2011. The Monterey Park Area Office can be acquired within the funds available and in accordance with Legislative intent.

#### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed with the State Clearinghouse on September 3, 1999. The notification period will expire October 8, 1999. Board approval is requested contingent upon completion of the 35-day litigation period.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before January 31, 2000.

**Staff Recommendation: Approve resolution.**



## **BOND ITEMS**

### **BOND – ITEM 3**

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)**

**LASSEN MODOC RANGER UNIT HEADQUARTERS REPLACEMENT**

**LASSEN COUNTY**

**OGO FOREST FIRE STATION RELOCATION, SHASTA COUNTY**

**HESPERIA FOREST FIRE STATION RELOCATION, SAN BERNARDINO  
COUNTY**

**OWENS VALLEY CC EXPAND WASTE WATER SYSTEM, CONSTRUCT  
APPARATUS BUILDING, MONO COUNTY**

**HAMMOND FOREST FIRE STATION RELOCATION, TULARE COUNTY**

*Authority: 1999 Budget Act Item 3540-301-0660(1)  
1999 Budget Act Item 3540-301-0660(2)  
1999 Budget Act Item 3540-301-0660(4)  
1999 Budget Act Item 3540-301-0660(5)  
1999 Budget Act Item 3540-301-0660(7)*

**a. Approve a resolution to include the following:**

- (1) Authorize the sale of State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the California Department of Forestry and Fire Protection, Department of General Services and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the California Department of Forestry and Fire Protection, Department of General Services and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the California Department of Forestry and Fire Protection, Department of General Services and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total estimated project costs: \$4,394,000**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 3

California Department of Forestry and Fire Protection, Lassen Modoc Ranger Unit  
Headquarters, Ogo Forest Fire Station, Hesperia Forest Fire Station, Owens Valley CC,  
Hammond Forest Fire Station

#### Action Requested

**The requested action will authorize interim financing for the construction phase of the projects to be repaid from the proceeds of the sale of lease revenue bonds.**

#### Scope Description

**These projects are within scope.**

Lassen-Modoc Ranger Unit Headquarters – This project consists of the construction of a new 5-bay auto shop with detached bulldozer storage, restroom and tool storage area; and agency retained construction of a 1,999± sf apparatus building. Project will include site grading, paving, curbs and sidewalks, and underground utilities.

Ogo Forest Fire Station – This project consists of the construction of a new CDF one-engine station consisting of a 2,330± sf barracks/messhall building, a 1,697± sf, 2-bay apparatus building, a 100± sf flammables storage building, site work, utilities, paving and all appurtenances. Demolition of the existing facility is included in this project.

Hesperia Forest Fire Station – This project consists of the construction of a new CDF two-engine forest fire station consisting of a 2,944± sf barracks/messhall building, a 1,999± sf, 3-bay apparatus building, a 512± sf administration building, a 100± sf flammables storage building, site work, utilities, paving and all appurtenances.

Owens Valley CC – This project consists of the design and construction of two CCV apparatus buildings, and replacement of the septic system at Owens Valley CC as a CDF agency retained project. The project will include two standard 1,984+/- square feet CCV apparatus buildings; a 256+/- square feet generator building; replacement of 1,600+/- lineal feet of sewer line; and the installation of a 25,000 gallon fiberglass septic tank, including all site work and related appurtenances.

Hammond Forest Fire Station – This project consists of the construction of a new CDF two-engine forest fire station consisting of a 2,944± sf barracks/messhall building, a 1,999± sf, 3-bay apparatus building, a 512± sf administration building, a 100± sf flammables storage building, site work, utilities, paving and all appurtenances.

## Funding and Project Cost Verification

### **These projects are within cost.**

#### Lassen Modoc Ranger Unit

\$1,273,000 total estimated project costs

\$174,000 previously allocated: preliminary plans \$105,000; working drawings \$69,000

\$1,099,000 to be allocated construction (\$700,000 contract, \$35,000 contingency, \$90,000 A&E costs, \$274,000 agency retained)

#### Ogo Forest Fire Station

\$1,059,000 total estimated project costs

\$263,000 previously allocated: acquisition \$159,000; preliminary plans \$45,000; working drawings \$59,000

\$796,000 to be allocated: construction (\$681,000 contract, \$34,000 contingency, \$121,000 A&E costs)

#### Hesperia Forest Fire Station

\$1,461,000 total estimated project costs

\$493,000 previously allocated: acquisition \$379,000; preliminary plans \$49,000; working drawings \$65,000

\$916,000 to be allocated: construction (\$755,000 contract, \$38,000 contingency, \$83,000 A&E costs, and \$40,000 agency retained)

\$52,000 anticipated deficit

#### Owens Valley CC

\$784,000 total estimated project costs

\$84,000 previously allocated: preliminary plans \$36,000; working drawings \$48,000

\$700,000 to be allocated: construction (\$602,000 contract, \$30,000 contingency, \$68,000 A&E costs)

Hammond Forest Fire Station

\$1,293,000      total estimated project costs

\$373,000      previously allocated: acquisition \$259,000; preliminary plans  
\$49,000; working drawings \$65,000

\$883,000      to be allocated: construction (\$759,000 contract, \$38,000  
contingency, \$86,000 A&E costs)

\$37,000      recognized anticipated deficit

CEQA

The Department certifies the projects continue to be in compliance with CEQA.

Lassen Modoc Ranger Unit – A Notice of Determination was filed with the State Clearinghouse on April 6, 1999, and the waiting period expired on May 7, 1999, without legal challenges.

Ogo Forest Fire Station – A Notice of Determination was filed with the State Clearinghouse on April 3, 1997, and the waiting period expired on May 3, 1997, without legal challenges.

Hesperia Forest Fire Station – A Notice of Determination was filed with the State Clearinghouse on August 13, 1997, and the waiting period expired on September 13, 1997, without legal challenges.

Owens Valley CC – A Notice of Exemption was filed with the State Clearinghouse on May 6, 1999, and the waiting period expired on June 11, 1999, without legal challenges.

Hammond Forest Fire Station - A Notice of Determination was filed with the State Clearinghouse on May 21, 1997, and the waiting period expired on June 21, 1997, without legal challenges.

Project Schedule

**The project schedules are as follows:**

Lassen Modoc

Working drawings:	October 1999
Complete construction:	June 2000

Ogo Forest Fire Station

Working drawings:	October 1999
Complete construction:	August 2000

Hesperia Forest Fire Station

Working drawings:	October 1999
Complete construction:	November 2000

Owens Valley CC

Working drawings:	October 1999
Complete construction:	October 2000

Hammond Forest Fire Station

Working drawings:	October 1999
Complete construction:	December 2000

**Staff Recommendation:**     **Approve resolution.**

## **BOND ITEMS**

### **BOND – ITEM 4**

#### **DEPARTMENT OF VETERAN’S AFFAIRS**

#### **CHULA VISTA VETERAN’S HOME**

1999 Series

*Authority: Chapter 943/95  
Chapter 335/96*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds - 1999 Series (Department of Veteran’s Affairs.
- (2) Approve the form of and authorize the execution of Site Lease(s) between the Department of Veteran’s Affairs and the State Public Works Board.
- (3) Approve the form of and authorize the execution of Facility Lease(s) between the Department of Veteran’s Affairs and the State Public Works Board.
- (4) Approve the form of and authorize the execution of Equipment Agreements between the Department of General Services, the Department of Veteran’s Affairs and the State Public Works Board.
- (5) Approve the form of and authorize the execution of Construction Agreement(s) between the Department of General Services, the Department of Veteran’s Affairs and the State Public Works Board.
- (6) Approve the form of and authorize the execution of an Indenture or Supplemental Indenture with the State Treasurer.
- (7) Approve the form and authorize execution and delivery of Preliminary Official Statement and Official Statement.
- (8) Approve other related actions in connection with the authorization, issuance, sale and delivery of said lease revenue bonds.

**Project Costs:       \$35,149,000 (all funds)**

**APPROVED.**

## BOND ITEMS

### STAFF ANALYSIS – ITEM 4

Department of Veteran's Affairs, Chula Vista Veterans Home, Chula Vista

#### Action Requested

**The requested action will authorize the sale of lease revenue bonds for the project.**

#### Scope Description

**This project is within scope.** The project will construct a 400 bed Veterans Home in Chula Vista, containing 206,000 square feet on a 30 acre site. The Home will contain one large central facility with administration, clinic, central plant and service area, central kitchen and dining hall and three skilled nursing wings; four residential and assisted living buildings; a rehabilitation function building; parking for 350 autos; site work and landscaping.

#### Funding and Project Cost Verification

**This project is within cost.**

\$35,789,000      total project cost

\$36,092,000      funding in place (\$12,312,000 Public Building Construction Fund,  
\$22,100,000 Federal Funds, \$1,068,000 General Fund)

\$35,789,000\*      previously allocated: study \$1,363,000; preliminary plans \$213,000; working  
drawings \$1,227,000; construction \$33,115,000 (\$26,292,000 contract.  
\$2,177,000 contingency, \$2,646,000 project administration, \$2,000,000  
agency retained)

\*\$1,680,000 was made available as a loan from the General Fund, Item 8955-801-001, Chapter 303/95, Section 1, in accordance with Chapter 943/95, to be paid back from bond funds. Remainder from Chapter 335/96 (SB 1382).

#### CEQA

The Department certifies that the CEQA documentation has been met.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:                      September 1997

Complete construction:                      February 2000

**Staff Recommendation:      Approve the sale of lease revenue bonds.**

## CONSENT ITEMS

### CONSENT – ITEM 5

DEPARTMENT OF GENERAL SERVICES (1760)

DEPARTMENT OF JUSTICE (0820)

SANTA BARBARA COUNTY

Santa Barbara Replacement Laboratory

*Authority: Chapter 324/98, Item 0820-301-0001(1)*

- |                                                                    |                    |
|--------------------------------------------------------------------|--------------------|
| a. Approve a resolution authorizing site selection and acquisition |                    |
| b. Approve augmentation                                            | \$41,799<br>(9.9%) |

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of General Services, Department Of Justice,  
Santa Barbara Replacement Laboratory, DOJ 006, Parcel 9841

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of leasehold interest in this parcel by the Department of General Services, and provide an augmentation of \$41,799.**

#### Scope Description

**This project is within scope.** The project provides for acquisition of leasehold interest in less than 1 acre to relocate the existing forensics laboratory. The area to be acquired is vacant and unimproved.

#### Funding and Project Cost Verification

**This project is not within cost.** Chapter 324/98, Item 0820-301-0001(1) provides \$418,000 for acquisition and associated overhead for real property needed to complete the relocation the Santa Barbara Replacement Laboratory. The replacement property cannot be acquired within the funds available in accordance with the intent of the Legislature. Additional funds in the amount of \$41,799 are requested.



\$5,966,000 total estimated project cost

\$646,000 project costs previously allocated: acquisition \$418,000; preliminary plans \$228,000

\$5,320,000 project costs to be allocated: working drawings \$263,000; construction \$5,057,000 (\$4,417,000 contract, \$221,000 contingency, \$419,000 A&E)

\$41,799 additional funds required for acquisition

#### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed with the State Clearinghouse on August 26, 1999, and the waiting period expired on September 30, 1999.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before January 31, 2000.

#### Other

- The proposed site meets the requirements of the Department of Justice.
- There is no relocation assistance involved with this project.
- The acquisition cost does not exceed estimated fair market value as determined by a Department of General Services appraisal review dated September 22, 1999.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of Justice inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation: Approve resolution authorizing site selection and acquisition; approve augmentation.**

## CONSENT ITEMS

### CONSENT – ITEM 6

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF JUSTICE (0820)  
SANTA ROSA REPLACEMENT LABORATORY, SONOMA COUNTY**

*Authority: Chapter 324/98 and Chapter 50/99, Item 0820-301-0001(2)*

**a. Approve a resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of General Services, Department Of Justice,  
Santa Rosa Replacement Laboratory, DOJ 007, Parcel 9842

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest in this parcel by the Department of General Services.**

#### Scope Description

**This project is within scope.** The project provides for acquisition of fee simple interest in approximately 1.14 acres to relocate the existing forensics laboratory. The area to be acquired is vacant and unimproved.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 324/98, Item 0820-301-0001(2) provides \$327,000, and Chapter 50/99, Item 0820-301-0001(2) provides \$198,000, for a total of \$525,000 for fee title acquisition and associated overhead for real property needed to complete the relocation the Santa Rosa Replacement Laboratory. The replacement property can be acquired within the funds available and in accordance with the intent of the Legislature.

\$6,336,000 total estimated project cost

\$1,002,000 project costs previously allocated: acquisition \$525,000; preliminary plans \$215,000; working drawings \$262,000

\$5334,000 project costs to be allocated: construction (\$4,686,000 contract, \$234,000 contingency, \$414,000 A&E)

#### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed with the State Clearinghouse on August 20, 1999, waiting period expired September 24, 1999.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before January 31, 2000.

#### Other

- The proposed site meets the requirements of the Department of Justice.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services appraisal review dated March 10, 1999.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of Justice inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation: Approve a resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 7

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF THE CALIFORNIA HIGHWAY PATROL (2720)  
MONTEREY PARK AREA OFFICE, LOS ANGELES COUNTY**

*Authority: Chapter 50/99, Item 2720-301-0660(1)*

**a. Approve a resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of General Services, Department Of The California Highway Patrol,  
Monterey Park Area Office, CHP 133, Parcel 9853

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest in this parcel by the Department of General Services.** Acquisition will be through exercise of a lease purchase option.

#### Scope Description

**This project is within scope.** The project provides for acquisition of fee simple interest in the California Highway Patrol Monterey Park Area Office, through the exercise of a lease purchase option. The Monterey Park Area Office consists of an approximate 27,640 net usable sf office on approximately 3.67 acres.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 50/99, Item 2720-301-0660(1), provides \$7,597,000 for acquisition of fee simple interest and associated overhead for the California Highway Patrol Monterey Park Area Office, through the exercise of a lease purchase option. The facility has been in leasehold since January 1, 1995 with an expiration date of October 31, 2011. The Monterey Park Area Office can be acquired within the funds available and in accordance with the intent of the Legislature.

### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed with the State Clearinghouse on September 3, 1999, and the waiting period will expire October 8, 1999. Board approval is requested contingent upon completion of the 35-day litigation period.

### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close before January 31, 2000.

### Other

- The proposed property meets the requirements of the Department of the California Highway Patrol.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of the California Highway Patrol inspected the property and found no evidence of contamination from hazardous materials.
- The property was a build to suit especially for the California Highway Patrol, with the intent that the State acquire the building after November 1, 1998. Rent is \$703,750/month until November 1, 1999, decreasing to \$632,791.67/month for the next twelve months, and declining thereafter.

**Staff Recommendation:     Approve resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 8

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
VALLEY CENTER FOREST FIRE STATION, SAN DIEGO COUNTY**

*Authority: Chapter 324/98, Item 3540-301-0001(22)*

**a. Approve a resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of General Services, Department Of Forestry And Fire Protection,  
Valley Center Forest Fire Station, CDF 157, Parcel 9835

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of fee simple interest in this parcel by the Department of General Services.**

#### Scope Description

**This project is within scope.** The project provides for acquisition of approximately 7.5 acres to relocate the existing forest fire station facility. The area to be acquired is vacant and unimproved.

#### Funding and Project Cost Verification

**This project is within cost.** Chapter 324/98, Item 3540-301-0001(22), provides \$368,000, for fee title acquisition and associated overhead necessary to complete the relocation the Valley Center Forest Fire Station. The replacement property can be acquired within the funds available and in accordance Legislative intent.

#### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Determination was filed on July 1, 1999, and the waiting period expired on July 31, 1999 without comment.

#### Project Schedule

#### **The project schedule is as follows:**

Escrow is anticipated to close by December 31, 1999.

#### Other

- The proposed site meets the requirements of the Department of Forestry and Fire Protection.
- There is no relocation assistance involved with this project.
- The acquisition cost shall not exceed estimated fair market value as determined by a Department of General Services appraisal dated March 15, 1999.
- There is no implied dedication involved with this project.
- The Department of General Services and Department of Forestry and Fire Protection inspected the property and found no evidence of contamination from hazardous materials.

**Staff Recommendation:**     **Approve resolution authorizing site selection and acquisition.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 9**

**DEPARTMENT OF GENERAL SERVICES (1760)**

**CALIFORNIA YOUTH AUTHORITY (5460)**

**PRESTON YOUTH CORRECTIONAL FACILITY, AMADOR COUNTY**

Water Line Replacement Project, CYA 8446, Parcels 9847, 9848

*Authority: Chapter 324/98, Item 5460-301-0001(4)*

**a. Approve a resolution authorizing site selection and acquisition**

**WITHDRAWN.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

Department of General Services, California Youth Authority, Preston Youth Correctional Facility, Water Line Replacement Project, CYA 8446, Parcels 9847, 9848

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition of construction and permanent easement interests in two parcels by the Department of General Services.**

#### Scope Description

**This project is within scope.** The scope of the proposed project provides for acquisition of construction and permanent easement interests in Parcel 9847 and Parcel 9848, to construct a 10” water line to serve the Preston Youth Correctional Facility.

#### Funding and Project Cost Verification

**This project is within cost.**

#### CEQA

The Department certifies the project is in compliance with CEQA. A Notice of Determination was filed with the State Clearinghouse on March 8, 1999, and the waiting period expired April 7, 1999.

#### Project Schedule

**The project schedule is as follows:**

Escrow is anticipated to close by September 30, 1999.

#### Other

- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.

**Staff Recommendation: Approve resolution authorizing site selection and acquisition.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 10**

**DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FOOD AND AGRICULTURE (8570)  
FORTY-FIRST (41<sup>st</sup>) DISTRICT AGRICULTURAL ASSOCIATION  
DEL NORTE COUNTY**

*Authority: Food and Agriculture Code, Section 4002*

- a. Approve a resolution authorizing an expenditure from the Fairs and Expositions Fund**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

Department of General Services, Department Of Food And Agriculture, Forty-First (41<sup>st</sup>)  
District Agricultural Association Expenditure from the Fairs and Expositions Fund

#### Action Requested

**The requested action will approve a resolution authorizing an expenditure from the Fairs and Expositions Fund.**

#### Scope Description

**This project is within scope.** In 1998 proceeds of \$245,000 from the sale of ten (10) acres of real property in Crescent City by the Forty-First (41<sup>st</sup>) District Agricultural Association were placed into the Fair and Exposition Fund. Per Food and Agriculture Code Section 4002, proceeds paid into the Fair and Exposition Fund shall be available for expenditure by the association for permanent improvements and purchase of equipment for fair purposes, and acquisition or purchase of real property, with the approval of the Department of Food and Agriculture and the Public Works Board. The Forty-First (41<sup>st</sup>) District Agricultural Association proposes to expend the sale proceeds of \$245,000 for permanent improvements and purchase of equipment for fair purposes.

#### Funding and Project Cost Verification

**This project is within cost.**

#### CEQA

N/A

#### Project Schedule

**The project schedule is as follows:**

The real property sold in October 1998.

**Staff Recommendation:**     **Approve a resolution authorizing an expenditure from the Fairs and Expositions Fund.**

## CONSENT ITEMS

### CONSENT – ITEM 11

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FOOD AND AGRICULTURE (8570)  
FIFTIETH (50<sup>th</sup>) DISTRICT AGRICULTURAL ASSOCIATION  
LOS ANGELES COUNTY  
Antelope Valley Fair, DFA 002, Parcel 9858

*Authority: Food and Agriculture Code, Section 4051*

**a. Approve a resolution authorizing site selection and exchange of real property**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 11

Department of General Services, Department Of Food And Agriculture, Fiftieth (50<sup>th</sup>) District  
Agricultural Association, Antelope Valley Fair, DFA 002, Parcel 9858

#### Action Requested

**The requested action will approve a resolution authorizing site selection and exchange of fee simple interest in real property, with the approval of the Department of General Services and the Department of Food and Agriculture.**

#### Scope Description

**This project is within scope.** The project provides for the Fiftieth (50<sup>th</sup>) District Agricultural Association to exchange the Old Fair Site in the City of Lancaster for the New Fair Site and related improvements in the City of Lancaster.

#### Funding and Project Cost Verification

**This project is within cost.** The Fiftieth (50<sup>th</sup>) District Agricultural Association will transfer the Old Fair Site valued at \$10 million to the Lancaster Redevelopment Agency, in exchange for the New Fair Site and related improvements. This is a “like for like” exchange. The Lancaster Redevelopment Agency and City of Lancaster have committed \$10 million for the New Fair from the following sources: the Lancaster Redevelopment Agency has \$4.011 million in Housing Fund monies; the City of Lancaster has \$1.668 million in federal funds received pursuant to the Community Development Block Grant Program; and remaining funds are through various grants.

#### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Determination was filed on July 19, 1999, and the waiting period expired August 18, 1999.

Project Schedule

**The project schedule is as follows:**

Escrow is required to close by January 15, 2000.

Other

- The proposed New Fair Site meets the requirements of the Fiftieth District Agricultural Association.
- There is no relocation assistance involved with this project.
- The fair market value of the Old Fair Site is estimated at \$10 million, as approved by a Department of General Services review dated April 9, 1999. This is a “like for like” exchange, whereby the New Fair Site and related improvements will be worth \$10 million.
- There is no implied dedication involved with this project.
- The City of Lancaster inspected the New Fair Site and found no evidence of contamination from hazardous materials.

**Staff Recommendation:**     **Approve a resolution authorizing site selection and exchange of real property.**

## CONSENT ITEMS

### CONSENT – ITEM 12

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**VAN DAMME STATE PARK, MENDOCINO COUNTY**  
Department Parcel Number A13204 (DPR-1137)

*Authority: Chapter 50/99, Item 3790-301-0262(1)*

**a. Approve resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 12

Department of Parks and Recreation, Van Damme State Park

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition.**

#### Scope Description

**This project is within scope.** This authorization will permit the transfer of control and possession of approximately 40 acres from the State Coastal Conservancy (SCC) to the Department of Parks and Recreation (DPR) as an addition to Van Damme State Park in accordance with the Interagency Agreement between DPR and SCC (Contract No. A9722000). The property is improved with three barns and a shed that are currently vacant and unoccupied.

#### Funding and Project Cost Verification

**This project is within cost.** In 1996, SCC purchased this property at the request of DPR. DPR has agreed to pay the SCC a total amount of \$1,520,000 in four equal payments of \$380,000 on or before June 30, 1997 and November 1, 1997 and November 1, 1998 and 1999. This represents the fourth and last installment. The Legislature has approved funding from the 1999 Habitat Conservation Fund without specifying particular parcels. The appropriation currently has a sufficient balance for DPR's acquisition. This acquisition is eligible for these funds and use of these funds for this acquisition is consistent with DPR's overall plan for these funds.

#### CEQA

DPR certifies that the requirements of CEQA were previously met by SCC in 1996 when SCC purchased the property for the State of California.

#### Project Schedule

**The project schedule is as follows:**

The anticipated transfer of control and possession of this acreage is in November of 1999.

Other

- No environmental hazard assessment was conducted as there were no indications or history of contamination.
- The appraiser found no evidence of continuous public use that might support a claim for implied dedication.
- The Department is not aware of any lawsuits pending concerning the property.
- Since the property is already vested in the State of California, the transfer of control and possession authorized by this action will not obligate the State to additional operating costs.
- While the barns and shed are historic and therefore cannot be removed, the Department indicates that it would not be obligated to restore the buildings. The Department may at some point seek to repair the roofs to protect the historic resources, but acknowledges that such an activity is not an obligation.

**Staff Recommendation:**     **Approve a resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 13

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**MACKERRICHER STATE PARK, MENDOCINO COUNTY**  
Department Parcel Number A20601

*Authority: Chapter 324/98, Item 3790-301-0262(1)*  
*Chapter 50/99, Item 3790-301-0262(1)*

**a. Approve resolution authorizing site selection and acquisition**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 13

Department of Parks and Recreation, MacKerricher State Park

#### Action Requested

**The requested action will approve a resolution authorizing site selection and acquisition.**

#### Scope Description

**This project is within scope.** This authorization will permit the acquisition of 54.5 acres of unimproved and unoccupied property as an addition to MacKerricher State Park. Interest to be acquired is fee simple.

#### Funding and Project Cost Verification

**This project is within cost.** The Legislature has approved funding from the 1998 and 1999 Habitat Conservation Funds without specifying particular parcels. The Budget Act appropriations (in the cited items), in concert with Environmental Enhancement and Mitigation Program Grant funds, currently have sufficient balances for the Department's acquisition. This acquisition is eligible for those funds and use of these funds for this acquisition is consistent with the Department's overall plan for these funds.

#### CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Exemption under CEQA was filed with the State Clearinghouse on December 19, 1997, and the waiting period expired on January 23, 1998.

#### Project Schedule

**The project schedule is as follows:**



The anticipated close of escrow is in December 1999.

Other

- The proposed offer is consistent with the fair market value approved by DGS staff.
- No environmental hazard assessment was conducted as there were no indications or history of contamination. The Department has done a walk-through of the property and is not aware of any potential safety or environmental issues pertaining to the property.
- The Department is not aware of any pending lawsuits concerning the property. The property acquisition agreement will require the delivery of clear title to the state.
- Consideration of any implied dedication was reflected in the property valuation.
- The Department indicates that approval of this acquisition would not obligate the State to additional operating costs.

**Staff Recommendation:**     **Approve a resolution authorizing site selection and acquisition.**

## CONSENT ITEMS

### CONSENT – ITEM 14

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA INSTITUTION FOR WOMEN, FRONTERA**  
**SAN BERNARDINO COUNTY**  
Correctional Treatment Center, Phase II

*Authority: Chapter 324/98, Item 5240-301-0001(23)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 14

Department of Corrections, California Institution for Women,  
Frontera Correctional Treatment Center, Phase II

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** The scope of the proposed project provides for construction of a new stand alone 30,646 sf health care facility that will be licensed as a Correctional Treatment Center. The building will be constructed in an open area north of the existing Wilson cell block and will be an adaptation of the Central Health Care facility at Valley State Prison for Women.

#### Funding and Project Cost Verification

**This project is within cost.**

\$14,077,000 total estimated project cost

\$399,000 previously allocated: preliminary plans

\$704,000 to be allocated: working drawings

\$12,974,000 to be allocated: construction (\$11,024,000 contracts, \$772,000 contingency.  
\$1,088,000 project administration, \$90,000 agency retained (guarding)

CEQA

The department certifies that it has complied with the requirements of CEQA for this project. A Notice of Determination was filed with the State Clearinghouse on September 1, 1999, and the waiting period expired on October 1, 1999.

Project Schedule

**The project schedule is as follows:**

Preliminary plan approval:	October 1999
Proceed to bid:	August 2000
Award contract:	November 2000
Complete construction:	August 2002

**Staff Recommendation:**     **Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 15

**UNIVERSITY OF CALIFORNIA (6440)**  
**SAN FRANCISCO CAMPUS, SAN FRANCISCO COUNTY**  
UC Hall Seismic Replacement, Mission Bay

*Authority: Chapter 324/98, Item 6440-302-0574(8.1)*

**a. Recognize a scope change**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 15

University of California, San Francisco, UC Hall Seismic Replacement, Mission Bay

Action Requested

**The requested action will recognize a scope change.**

Scope Description

**This project is not within scope.** The UC Hall Seismic Replacement, Mission Bay project as approved by the State and funded in the Budget Act of 1998 provided for the construction of a research facility of 105,000 asf at the Mission Bay site as a replacement for the existing UC Hall at the Parnassus site. The replacement building will house research and research support, instructional, administrative, campus community and logistical support space.

The project was envisioned to be one of two buildings located on Block 24 of Mission Bay site; a separate non-State funded academic building was to be constructed concurrently adjacent to the seismic replacement project. During project planning for the two separate facilities it was determined that integration of the different interdisciplinary groups to be housed in the facilities would require a single structure to adequately respond to the needs presented by their functional relationships. Also, combining the two projects in one structure would facilitate construction and avoid potentially serious conflicts stemming from simultaneous construction processes for the separate projects on adjoining sites.

To address these concerns, the two projects will be combined into a single large structure. The current expanded project includes the full scope (including assignable area and all program functions) of the UC Hall Seismic Replacement, Mission Bay project funded for construction by the State in the 1998 Budget Act. Research space and associated lab support make up the bulk of the assignable area that has been added to the original project. A 20-day scope change letter was sent to the Legislature on September 17, 1999.

#### Funding and Project Cost Verification

##### **This project is within cost.**

\$222,400,000      total estimated project cost

\$82,549,000      project costs previously allocated: preliminary plans \$3,500,000 (campus funds); working drawings \$4,000,000 (\$2,094,000 in State funds, \$1,906,000 in campus funds); construction \$70,839,000 (\$19,268,000 in State funds, \$51,571,000 in campus funds); equipment \$4,210,000 (campus funds)

\$139,851,000      to be allocated: preliminary plans \$6,098,000 (campus funds); working drawings \$6,878,000 (campus funds); construction \$121,985,000 (campus funds); equipment \$4,890,000 (campus funds)

#### CEQA

The University certifies the project is in compliance with CEQA.

#### Project Schedule

##### **The project schedule is as follows:**

Approve working drawings:	October 1999
Complete construction:	November 2002

**Staff Recommendation:**      **Recognize a scope change.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 16**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**CHAFFEY COMMUNITY COLLEGE DISTRICT**  
**CHAFFEY COLLEGE, SAN BERNARDINO COUNTY**  
Child Development Center

*Authority: Chapter 282/97, Item 6870-301-0658(8)*  
*Chapter 50/99, Item 6870-301-0574(7)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 16

California Community Colleges, Chaffey College, Child Development Center

#### Action Requested

**The requested action will provide approval of preliminary plans and release of working drawing funds.**

#### Scope Description

**This project is within scope.** The project renovates 2,626 asf with 820 asf for laboratory, 1,266 asf offices and 540 asf for other uses. The new construction adds 9,116 asf for child development instructional programs.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,856,000 total estimated project costs

\$125,000 project costs previously allocated: preliminary plans

\$3,731,000 to be allocated: working drawings \$161,000; construction \$3,570,000 (\$3,225,000 contracts, \$169,000 contingency, \$176,000 administration, testing and inspection) at CCCCI 3847

#### CEQA

The CCC certifies the project is in compliance with the CEQA. A Notice of Exemption was filed with the State Clearinghouse on August 26, 1999, and the waiting period expired on September 30, 1999 without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	May 2000
Complete construction:	July 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 17**

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**FOOTHILL-DE ANZA COMMUNITY COLLEGE DISTRICT**  
**DEANZA COLLEGE, SANTA CLARA COUNTY**  
Child Development Center

*Authority: Chapter 282/97, Item 6870-301-0658(24)*  
*Chapter 50/99, Item 6870-301-0574(18)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 17

California Community Colleges, Foothill-DeAnza, DeAnza College,  
Child Development Center

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds.**

#### Scope Description

**This project is within scope.** The new construction portion of the project includes the addition of 9,308 asf of child development instruction space. The project also includes the reconstruction of 6,597 gsf in the existing building to improve access and to incorporate the addition into the existing building.

#### Funding and Project Cost Verification

**This project is within cost.**

\$3,672,000 total estimated project costs

\$112,000 project costs previously allocated: preliminary plans

\$3,560,000 to be allocated: working drawings \$177,000; construction \$3,383,000  
(\$2,997,000 contracts, \$159,000 contingency, \$227,000 administration, testing, inspection) at CCCCI 3847

#### CEQA

The CCC certifies the project is in compliance with the CEQA. A negative declaration was filed with the State Clearinghouse on August 16, 1996 and the waiting period expired on September 16, 1996 without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: March 2000

Complete construction: July 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 18

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**LASSEN COMMUNITY COLLEGE DISTRICT**  
**LASSEN COLLEGE, LASSEN COUNTY**  
Child Development Center (H & S)

*Authority: Chapter 282/97, Item 6870-301-0658(37)*  
*Chapter 50/99, Item 6870-301-0574(36)*

- a. Recognize a scope change
- b. Approve preliminary plans
- c. Approve reversion **\$82,000**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 18

California Community Colleges, Lassen CCD, Lassen College,  
Child Development Center

#### Actions Requested

**The requested action will recognize a scope change, approve preliminary plans and the release of working drawing funds, and approve the reversion of \$82,000 from construction funds based on change of project scope.**

#### Scope Description

**This project is not within scope.** The authorized scope of the project provided for the demolition of 8,848 asf of portable buildings and a shed and the construction of a 6,985 asf child development center at that location. The Chancellor's Office proposes to modify the scope of the project to delete the demolition of the portable facilities to address office and other facility needs and to relocate the site of the new Child Development Center to a safer, more visible portion of the campus. At the time the project proposal was initially considered for funding the District was not experiencing the enrollment growth and need for space as they are today. The District now requires the use of the portable space to meet other program's space needs.

The revised project scope will result in the construction of a 7,550 asf Child Development Facility consisting of 5,200 asf demonstration space, 700 asf classroom, 500 asf office/registration area, and 1,150 asf service and storage space. A 20-day scope change letter was sent to the Legislature on August 19, 1999.

#### Funding and Project Cost Verification

**This project is with cost.**

\$2,624,000 total estimated project costs

\$73,000 project costs previously allocated: preliminary plans

\$2,317,000 to be allocated: working drawings \$127,000; construction \$2,190,000 (\$1,950,000 contracts, \$98,000 contingency, \$31,000 A&E, \$111,000 testing and inspection) CCCI 3847

\$82,000 funds available for reversion

\$152,000 Potential reversion

#### CEQA

The CCC certifies the project is in compliance with CEQA. A Categorical Exemption was filed with the State Clearinghouse on July 16, 1999, and the waiting period expired on August 31, 1999 without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings: March 2000

Complete construction: December 2001

**Staff Recommendation: Recognize scope change; approve preliminary plans and the release of working drawing funds; approve reversion.**

## CONSENT ITEMS

### CONSENT – ITEM 19

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**LOS ANGELES COMMUNITY COLLEGE DISTRICT**  
**LOS ANGELES MISSION COLLEGE, LOS ANGELES COUNTY**  
Collaborative Studies Building

*Authority: Chapter 50/99, Item 6870-301-0705(1)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 19

California Community Colleges, Los Angeles Mission College, Collaborative Studies Building

Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds.**

Scope Description

**This project is within scope.** The project constructs a new 13,935 asf multi-disciplinary instructional laboratory building to provide space for child development, English, speech and other related instructional programs. The new construction creates 11,321 asf of instructional lab space, 1,748 asf of office space and 866 asf of other space. In addition, the project will renovate 7,523 asf in selected rooms of an existing 45,069 asf instructional/administration building to improve existing and provide additional chemistry and physics instructional areas on campus. The renovation affects 1,165 asf of lecture space, 5,056 asf of instructional lab space and 1,302 asf of office space.

Funding and Project Cost Verification

**This project is within cost.**

\$4,772,000	total estimated project costs
\$171,000	project costs previously allocated: preliminary plans
\$4,570,000	to be allocated: working drawings \$165,000; construction \$4,046,000 (\$3,661,000 contracts, \$190,000 contingency, \$60,000 administration, \$135,000 testing and inspection) at CCCI 3847 and equipment \$359,000 at EPI 2485
\$31,000	potential reversion

#### CEQA

The CCC certifies the project is in compliance with the CEQA. The Environmental Impact report for this project was filed with the State Clearinghouse in 1983 and the litigation period has since expired.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	May 2000
Complete construction:	July 2001

**Staff Recommendation:**     **Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 20

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SIERRA JOINT COMMUNITY COLLEGE DISTRICT**  
**WESTERN NEVADA COUNTY CENTER, NEVADA COUNTY**  
Child Development Center

*Authority: Chapter 282/97, Item 6870-301-0658(82)*  
*Chapter 50/99, Item 6870-301-0574(76)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 20

California Community Colleges, Western Nevada County Center, Child Development Center

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds.**

#### Scope Description

**This project is within scope.** The project constructs a 7,174 asf child development instructional center including 100 asf for laboratory, 985 asf offices and 6,089 asf for other uses including 3,013 asf for child development demonstration space. The facility has been relocated to a more desirable location on campus (greater distance from classrooms, better traffic flow, more surrounding open space than originally anticipated. The relocation is prompted by a private firm developing adjacent property including installing a gravity flow sewer system; the firm is allowing the facility to hook into the sewer system. Previously, the installation cost of this sewer system prohibited serious consideration of this particular location. Utilities, infrastructure costs and space types and quantities have changed slightly to accommodate the relocation. These minor changes and are within the space and space type guidelines for community college child development centers and do not affect the scope of this project.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,563,000      total estimated project costs

\$51,000          project costs previously allocated: preliminary plans

\$2,512,000      to be allocated: working drawings \$116,000; construction \$2,396,000  
(\$2,135,000 contracts, \$107,000 contingency, \$154,000 administration,  
testing, inspection, and construction management) at CCCI 3847

#### CEQA

The CCC certifies the project is in compliance with the CEQA. The Environmental Impact report for this project was filed with the State Clearinghouse in 1988 and the waiting period has since expired.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	May 2000
Complete construction:	March 2001

**Staff Recommendation:**      **Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 21

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**WEST HILLS COMMUNITY COLLEGE DISTRICT**  
**KINGS COUNTY CENTER, KERN COUNTY**  
Kings County Center, Off/On Site Development

*Authority: Chapter 50/99, Item 6870-301-0574(86)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 21

California Community Colleges, Kings County Center, Off/On Site Development

Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds.**

Scope Description

**This project is within scope.** The project provides the necessary infrastructure for approximately 38,068 asf of academic space of the first phase of physical facilities for the Kings County Center. Off-site scope includes roadway improvements and a signal light required by the Environmental Impact Report. On-site scope includes connections to all utilities, grading, accessways, surveys, report fees, landscape and hardscape. While the project has been redesigned and the buildings re-sited to accommodate additional district funded facilities and traffic considerations there is no change to the infrastructure to be constructed with State funds.

Funding and Project Cost Verification

**This project is within cost.**



\$3,944,000      total estimated project costs

\$125,000      project costs previously allocated: preliminary plans

\$3,819,000      to be allocated: working drawings \$176,000; construction \$3,643,000  
(\$3,279,000 contracts, \$164,000 contingency, \$200,000 administration,  
construction management, testing, inspection) at CCCI 3847

#### CEQA

The CCC certifies the project is in compliance with CEQA. A Notice of Determination was filed with the State Clearinghouse on July 15, 1999, and the waiting period expired on August 14, 1999 without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	August 2000
Complete construction:	January 2001

**Staff Recommendation:**      **Approve preliminary plans and the release of working drawing funds.**

## CONSENT ITEMS

### CONSENT – ITEM 22

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**WEST HILLS COMMUNITY COLLEGE DISTRICT**  
**KINGS COUNTY CENTER, KERN COUNTY**  
Kings County Center, Initial Buildings

*Authority: Chapter 50/99, Item 6870-301-0574(87)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 22

California Community Colleges, Kings County Center, Initial Buildings

#### Action Requested

**The requested action will provide approval of preliminary plans and the release of working drawing funds.**

#### Scope Description

**This project is within scope.** The project provides the initial buildings for the Kings County Center. This project will provide approximately 38,068 asf of academic space of the first phase of physical facilities for the Kings County Center. The project consists of 5,039 asf lecture, 8,660 asf laboratory, 5,887 asf office, 9,151 asf library, and 3,980 asf AV/TV, and 5,351 other spaces. The project also includes district telecommunications systems to communicate information, distance learning and student services programs to and from nearby colleges, the California Community College information system and the University of California and California State University systems. While the project has been redesigned and the buildings re-sited to accommodate additional district funded facilities and traffic considerations there is no change to the types and amounts of space to be constructed with State funds.

#### Funding and Project Cost Verification

**This project is within cost.**

\$15,094,000 total estimated project costs

\$345,000 project costs previously allocated: preliminary plans

\$14,749,000 to be allocated: working drawings \$568,000; construction \$12,344,000 (\$11,212,000 contracts, \$526,000 contingency, \$606,000 administration, construction management, testing, inspection) at CCCI 3847 and equipment \$1,837,000 at EPI 2485

#### CEQA

The CCC certifies the project is in compliance with CEQA. A Notice of Determination was filed with the State Clearinghouse on July 15, 1999, and the waiting period expired on August 14, 1999 without comment.

#### Project Schedule

**The project schedule is as follows:**

Approve working drawings:	August 2000
Complete construction:	September 2001

**Staff Recommendation: Approve preliminary plans and the release of working drawing funds.**

## **ACTION ITEMS**

### **ACTION – ITEM 23**

- a. Adopt a resolution approving insurance requirements for bond issuances.**

**APPROVED.**

## **ACTION ITEMS**

### **STAFF ANALYSIS – ITEM 23**

PWB staff have been working with the Office of Risk Insurance management, the State and Consumers Affairs Agency, the Department of General Services, bond counsel, PWB counsel, and the State Treasures Office to review insurance needs and requirements for bond funded buildings.

PWB staff will be bringing forwarded a proposal to the Board to modify the insurance requirements on PWB bond funded projects. While the proposal is not yet finalized, the main components of the proposal will include:

- Elimination of liability insurance
- Increase in casualty insurance deducted from \$500,000 to \$2,500,000
- A funding proposal for the casualty deductible

Staff anticipates the proposal will be finalized for either the October or November meeting.

## **OTHER BUSINESS**

Discussion of the bond investment policy.

**PULLED.**

## **REPORTABLES**

To be presented at meeting.

Date:

Respectfully Submitted,

JAMES E. TILTON  
Administrative Secretary